





Description

Unit 4 offers a total of 5,186 sq ft of highquality industrial space, complemented by 1,104 sq ft of modern first-floor office accommodation.

This versatile unit features a clear internal height of 6.5 metres, rising to 8.5 metres at the apex, providing excellent vertical clearance for storage or operational needs. Additional benefits include threephase power, and a generous provision of parking to both the front and rear of the property ideal for staff and vehicle access.

The unit has undergone a comprehensive internal and external refurbishment program and is ready to occupy now.



DataPoint



Specification



FULLY REFURBISHED



LEVEL ACCESS LOADING DOOR



CLEAR HEIGHT OF 6.5M RISING TO 8.5M AT APEX



3 PHASE POWER



MODERN FIRST FLOOR OFFICES



CAR PARKING TO FRONT AND REAR OF PROPERTY



SECURE GATED SITE



EXCELLENT TRANSPORT LINKS

Accommodation

Ground Floor Warehouse	4,082 sq ft	379.27 sq m
First Floor Offices	1,104 sq ft	102.59 sq m
Total	5,186 sq ft	481.86 sq m

EPC

The property benefits from an EPC rating of B - 36.

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Location

The development benefits from excellent transport connectivity.

Star Lane DLR station is located just a 5-minute walk from the site, offering direct services to Bank Station, which connects with the Central Line, and to Canning Town for seamless access to the Jubilee Line, serving the West End and Canary Wharf.

In addition, the A13 is approximately 0.5 miles away, providing efficient road links to Central London, the City, and key business districts in the Docklands area.

Local Transport Links:

Star Lane 0.2 miles
West Ham 0.7 miles
Canning Town 0.6 miles





Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

For further information please contact joint agents:



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